

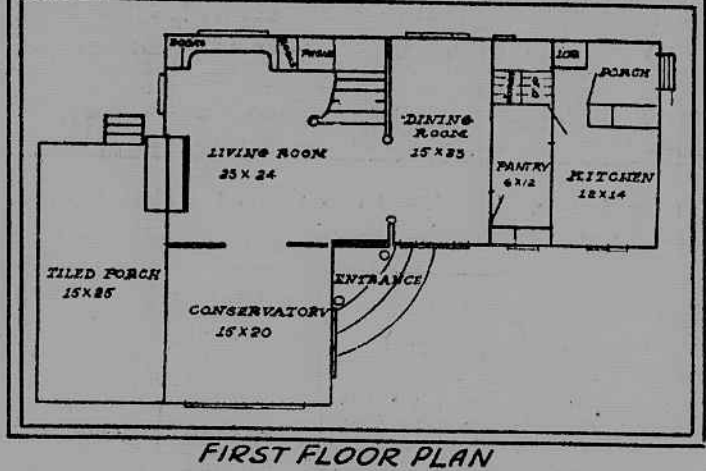
# Brought a Bit of California and Planted It in Jersey



A BIT OF CALIFORNIA AT HACKENSACK.

**Tribune Suburban Home Competitor Found His Ideal at Pasadena, but Local Architects Told Him It Would Be Impracticable Here**

When a man rejects the advice of highly skilled architects and builds a house which many of them tell him is entirely impracticable in this climate and will cause him great regret, he takes a big chance. But when that house turns out to be one of the most comfortable and most satisfying homes, a place so fine that all the neighbors point it out as one of the show places of the town, well, as Briggs says,



FIRST FLOOR PLAN

"Oh-h-h Boy! Ain't it a Gr-r-rand and Glor-r-r-ious Feelin'?" But William Morse will admit now that he had just the suggestion of a notion that the architects who advised him might be right when they said the enormous flat roof on the house he built at Hackensack would not hold



PLOT PLAN

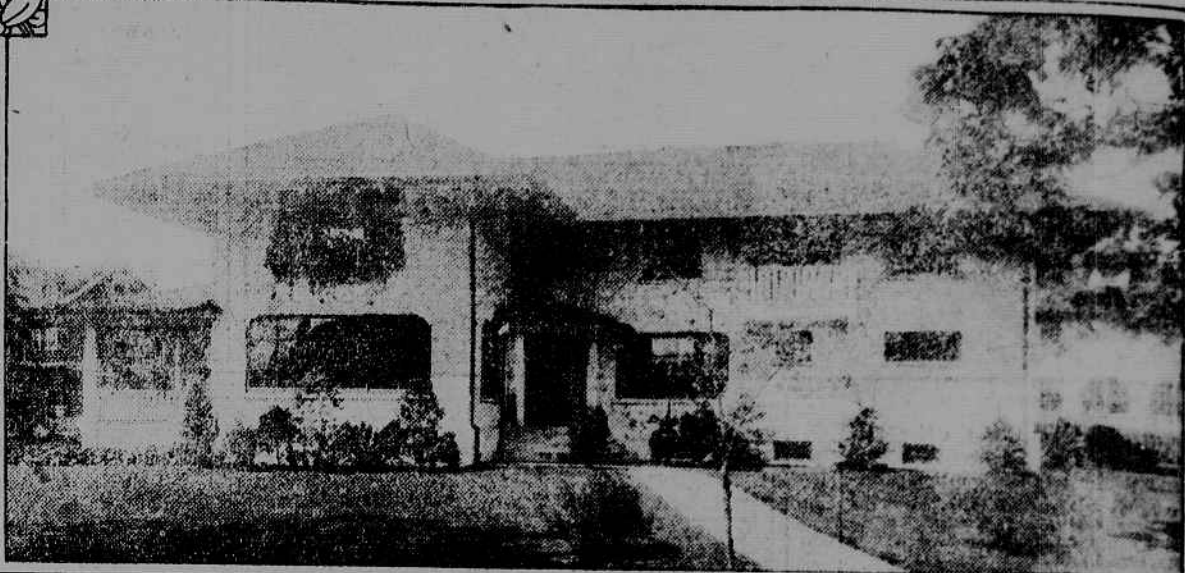
most attractive features. Done in a soft green-tinted tile, with house trimmings to match it in color, it is a top that wins respect for the man who was daring enough to attempt it. It is the largest roof in this part of the country in proportion to the size of the house it covers, and its very size makes the house seem ever so much larger than it really is.

This part of the United States is not lacking in people who believe that Western architects, especially those who work along the southwestern edge of the country, have given their people types of homes which greatly excel in attractiveness many of the types to be found in this vicinity, and many have been the queries as to why California types have not been adopted here. Most architects will say that the rambling

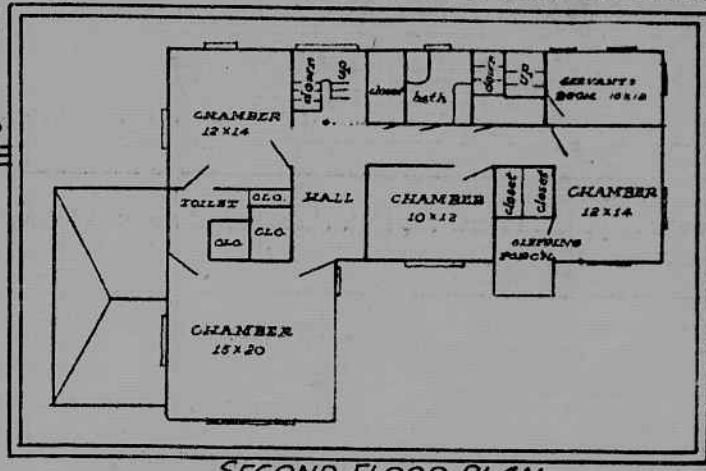
Western type home is impracticable in this climate, because the expansive roofs will not support the weight of winter snows. So, instead of building reproductions of the charming buildings one sees pictured in many of the moving picture scenes, houses with almost flat roofs that ramble all over a half acre lot, local architects erect semi-bungalows, or modified California types, with more sloping roofs and less roofs.

### Found Ideal in West

Mr. Morse, however, was not satisfied with such an arrangement. He made a visit some years ago to Pasadena and there found standing the very house that had been pictured in his mind through the many years during which he approached the subject of a suburban home of his own. With plans



EXPANSIVE ROOF THAT STUMPED LOCAL ARCHITECTS



SECOND FLOOR PLAN

**Enormous Green Roof Gives House an Appearance of Great Size: One of Few Real California Type Dwellings Found in This Section**

The green and white combination is most attractive, and the whole establishment has the appearance of having grown from its beautiful setting. There are ten large rooms and three baths. Every modern improvement found in dwellings is to be found there. The lower floor is done in brown chestnut panelings, with oak floors. There are open fireplaces throughout the building.

**No Rent Problems For Tenants at Jackson Heights**

**Plan for Co-operative Ownership Results in the Sale of Sixty Flats in Period of Six Weeks**

One of the most successful apartment selling campaigns ever conducted in New York has just been carried through by the Queensborough Corporation, owners and developers of Jackson Heights, Borough of Queens, on the Corona extension of the Dual Transit System, and comprising approximately 100 city blocks extending to Jackson Avenue.

The recent offering of sixty colonial apartments, at 154 to 174 Twenty-fifth Street, met with responses from more than 1,000 prospective owner-tenants, who had heard of the "collective ownership and rent insurance" plan, announced by this corporation, for the first time about six weeks ago. In the short period of time since elapsed, every one of the apartments has been sold. Each of the six houses is now co-operatively owned and managed for the benefit of the owner-tenants, and the rent to be paid by each tenant is fixed definitely and permanently. The tenants are the landlords, and all the profits are theirs.

Of the sixty apartments contained in the "colonial" buildings, the purchasers are about evenly divided between the present tenants and residents of Manhattan, Brooklyn, Queens and the Bronx. Each tenant-owner has been most carefully selected from among a large number of applicants for the apartment in question. It was, in fact, necessary to reject a very large number of applications.

The success of the Queensborough Corporation has been recognized by the city's largest and most prominent lenders on bond and mortgage, and only recently additional loans aggregating about \$1,000,000 were made to the Queensborough Corporation, by the Title Guarantee and Trust Company and by the Metropolitan Life Insurance Company, for the erection of two new blocks of "garden" type apartments. These are being erected now, and will be disposed of in single units under the collective ownership plan.

This method of selling direct from "builder to tenant" at cost plus a moderate profit eventually will be adopted by the company to the exclusion of all other methods, so that Jackson Heights, comprising 100 city blocks, will be the city's largest and most important apartment residence section, in which every tenant shall be a part owner of the building in which he resides, and where the phrase "rent profiteering" never shall be heard.

Following are some of the recent buyers under the collective ownership plan: Dr. A. C. Combes, Professor Herman Deffram, of Columbia University; Lieutenant Colonel E. G. McCleave, U. S. A.; L. D. Mayhew, of the American Tobacco Company; W. C. Blackwood, chief engineer New York and Queens Electric Light and Power Company; A. W. Walsh, secretary Industrial Y. M. C. A.; Charles W. Ramsey, assistant treasurer Abercrombie & Fitch; Colonel E. C. Alsop, vice-president United Hardware Company; E. P. Hildreth, business manager "Wall Street Journal"; E. B. Fitch, purchasing agent New York and Queens Electric Light and Power Company; Milford Sims, "New York Evening Post"; H. A. Carr, Alvin B. Giles, manager "International Trade Developer"; Norton Darville, Jeremiah Kennedy, C. R. Warren, Ernest J. Allen, of Walsh & Allen; John G. Williams, of the American Tobacco Company, and Eugene C. Woodstock.

## Big Wall Street Improvements To Be Made on Historic Land

Although the Bankers' Trust Company plans for the development of the site of the Astor Court Building at 10 Wall Street, adjoining its home at the northwest corner of Wall and Nassau streets, are not fully matured, the idea under development is a structure thirty-two stories, architecturally similar to the company's gigantic business home. If the municipal restrictions on building heights interfere with these plans it is certain that the additional property will be as intensively developed as the authorities will permit. There is ground for the belief that a building as lofty as the parent structure will be allowed, and what is more, it is strongly hinted that the proposed improvement will be part of a plan calling for the intensive development of the remainder of the Wall Street frontage to Broadway.

The building that will be erected on the site of the Astor Court, whatever may be its height, will mark the utmost limit of construction for that property. It will be the tallest building that ever will be permitted built there unless the building height and zone restrictions adopted about two years ago are scrapped by the City Fathers.

**First Improved 200 Years Ago**  
Two centuries ago, which is no time in the life of a city, this property was still to see its first building. It was at the then northernmost edge of the city. When the first improvement was being contemplated for the site now to be improved to its utmost by the Bankers' Trust Company, New York City had about 6,500 population, of whom 1,000 were negroes. There were eight churches, a cage, stock, pillory and public whippers; City Hall was in Wall Street, and the average value of a lot in the financial district, which was the extent of the city in 1719, was \$150.

What is now the roadbed of Nassau Street, at Wall Street, and part of the site of the Sub-Treasury, is said to have been bought for a few shillings only two centuries ago.

There is reason for a smile when one thinks that the property for which the Bankers' Trust Company paid Captain John Jacob Astor upward of \$2,000,000, and part of the site of its present building were purchased for 350 Eng-

lish pounds, which, in American money represents about \$1,750. The first building to cover the site was a house for religious worship, the first church to be erected by Presbyterians, or as they were called at the time, "dissenting Protestants," in the Colony of New York. It is also part of the property which figured in the first great land steal committed against Governor Dongan of the north side of Wall Street, from Broadway to Pearl Street, a strip of an average width of 44 feet, which to-day is regarded one of the most valuable properties in the world.

Interesting, therefore, is the history of the site on which the Bankers' Trust Company plans to build a tall building. It is not difficult to picture mentally the site's first structure and the proposed final one.

**Great Difference in Cost**  
The first, a frame structure 50 feet wide and 60 feet long, with a graceful steeple, represented an investment of \$1,500, or about the cost of a commonplace suburban dwelling. The big structure which is in contemplation, reaching thirty-two stories into the clouds, will represent more money than the assessed value of New York City at the time the Presbyterians undertook the construction of their first church in the colony. The comparison, great as it is, indicates only in a measure the wonderful transformation that has taken place in New York in the last two hundred years, a transformation which overshadows everything of the kind in the history of the world.

The Rev. James Anderson, a Scotchman and a Presbyterian minister from the Newcastle (Penn.) presbytery, on his way to Europe, stopped at New York and was invited by local Presbyterians to preach to them in the Venous house in the East Ward of the city. He told them things which wounded their pride and resulted in steps being taken to build here a church for Presbyterians to worship in. Gilbert Livingston, merchant and man of standing in the community, Patrick MacNight, merchant, John Nicolls, apothecary, and Thomas Smith, merchant, the leading spirits in the church building movement, decided to buy the new lots at 10, 12, 14 and 16 Wall Street, a site 80 feet wide and 124 feet deep, as an ideal site for the church.

**Along Old City Wall**  
It was newly plotted land, made purchasable by the removal of the nine-foot-high palisade or wall, which had been erected in 1653 for the defence of the colony. Near by was the new City Hall, the building of which caused the tearing down of the physical division of the city into two parts. With the population increasing at the rate of 130 persons a year building would have to

be northward, because south of Wall Street was built compactly with homes and warehouses and business premises. Since the building of the City Hall on Wall Street had given that street distinction, a break in favor of Wall Street was noticed in the fashionable section of the town fronting on Bowling Green and the four high spirited Presbyterians were generally regarded as an excellent one. They gave their personal notes in payment for the property, the congregation agreeing to repay them in due time.

The building of the church was not in full swing until 1719, and it was completed in the early part of 1720. The building cost \$1,500, was obtained by subscriptions taken up in the neighboring presbyteries and in Scotland.

**Bought More of Wall Street**  
Shortly after the completion of the edifice the churchmen added to their realty holding, despite the fact that the congregation was greatly in debt, buying the property to the west, which is now 6 and 8 Wall Street and on the east, 16 Wall Street and 3 Nassau Street. The latter property was purchased from Bayard and De Peyster and the realty on the west from Judge John Palmer. The realty bought from Judge Palmer had a frontage of 44 feet in Wall Street and 22 feet in the rear, being 120.8 feet, or 71.2 feet deeper than the lot at 6 Wall Street. The Wall Street frontage of the present Schermerhorn building, owned by the Astor Court, covers the property at 6 Wall Street bought by the church. The Astor Court site includes 8 Wall Street and the Bankers' Trust Company, 11, 15 and 18 Wall Street, and 3 Nassau Street.

The corner of Wall and Nassau streets was not acquired by the church for a reason which is not known. History shows that the corner held a tavern, known as Simmons's, and the belief is that Simmons came to Wall Street before the church and refused to let go of his property because it was a fine business corner. Only fifteen feet separated his place from City Hall, the centre of political life.

**Nassau Street Setback**  
Nassau Street, then Kip Street, ended at the north end of City Hall. A passageway around the west end of the building connected it with Wall Street. This explains the setback in the Nassau Street side of the Bankers' Trust Company Building, the depth of the 8 Wall Street property being represented by the line of the Hanover Bank Building, and the Bankers' Trust Building. The City Hall stood exactly within the width of Broad Street, as old signs show. This has confused many who have accepted the narrow street between 22 and 24 Wall Street as Nassau Street. It is hard to believe, in view

of the present property values at that point, that 10 shillings ever bought the bed of Nassau Street and part of the Sub-Treasury site.

The irregular course of Wall Street, as many must have noticed, commemorates, as if a monument, the first great land steal engineered against New York. Wall Street was surveyed and laid out in a day. The orders for the survey and the mill for speed came from the Governor himself, and the surveyor just lopped off into the lap of the Governor a strip from 38.5 to 55 feet wide and 900 feet long, extending along what is now the north side of Wall Street from about New Street to Pearl Street.

Before the survey Wall Street was an 80-foot-wide street to Broadway, and wider further eastward. The nine-foot high palisade was the north side of the street, which was called the "Cingel" by the Dutch, and by others the "Walk along the Wall" and "the Parade." It was a promenade, and because of its width all the military shows of the colony were held on the "Cingel."

On the north side of the Wall began the east grant of Jan Jansen Damsen. He died in 1651, about the time the construction of the property, fronting on the city wall from near Broadway to Pearl Street, was divided by heirs of his wife into six plots, each eighty feet deep. It was said that Governor Dongan set in motion his big land grab.

The palisade had fallen down in places from lack of care, so the Damsen's land took boundary from the ditch two feet south of the palisade, which added two feet to the width of their property.

**Cheap Real Estate**  
John Knight, lieutenant of the Governor, was the man who set out to buy the Damsen property. He paid 10 shillings for each parcel, which secured a frontage along the City Wall or city ditch from 150 to 200 feet. One of the shillings bought the rear eighty feet of what is now known as 10, 12, 14, 16, 18 and 20 Wall Street. All this land was secured on December 14, 1655.

Two days later, Leo Beckwith, Deputy Surveyor, was ordered to survey Wall Street and the next day he made his report to the Governor showing Wall Street only thirty-six feet wide. Dongan decreed the land to the north of the city street, the waste land and granted it to the lieutenant, John Knight. This gave Knight lots on the new street 124 feet deep (or which he had paid 10 shillings).

Three months later Knight transferred all this property to Governor Dongan. The following year, 1657, he sold the corner of Wall and Broadway to John Graham. It fronted 67.10 feet on Wall Street and 28 now the site of the First National Bank. Judah C. Palmer, who handled the Knight-Dongan conveyance, was given the privilege of buying the next 44 feet, or 6 and 8 Wall Street. Colonel De Peyster and Nicholas Bayard were granted the remainder of the Wall Street land over to William Street. It was from De Peyster and Bayard that the Presbyterians bought their site.

The Presbyterians rebuilt their church in 1718. The church escaped the great fire that swept over the lower city in 1776, only to be destroyed by the British soldiers who used it for a prison during the Revolution. The windows were smashed and the interior of the building destroyed by the soldiers. The church was over 100 years old when the war was over. In 1815 the church property was sold at auction at the Merchants Exchange.

The realty at 6 Wall Street sold for \$16,350; 8 Wall Street bought by Elihu Townsend for \$17,000; Daniel C. and Ambrose C. Kingsland bought 10 Wall Street for \$17,050; Amos R. Eno and John L. Phelps bought 12 Wall Street; Caleb O. Halstead paid \$17,400 for 14 Wall Street, and on May 23, 1845, the church trustees conveyed to Joseph Sampson 15 and 18 Wall Street and 3 Nassau Street for \$80,000.

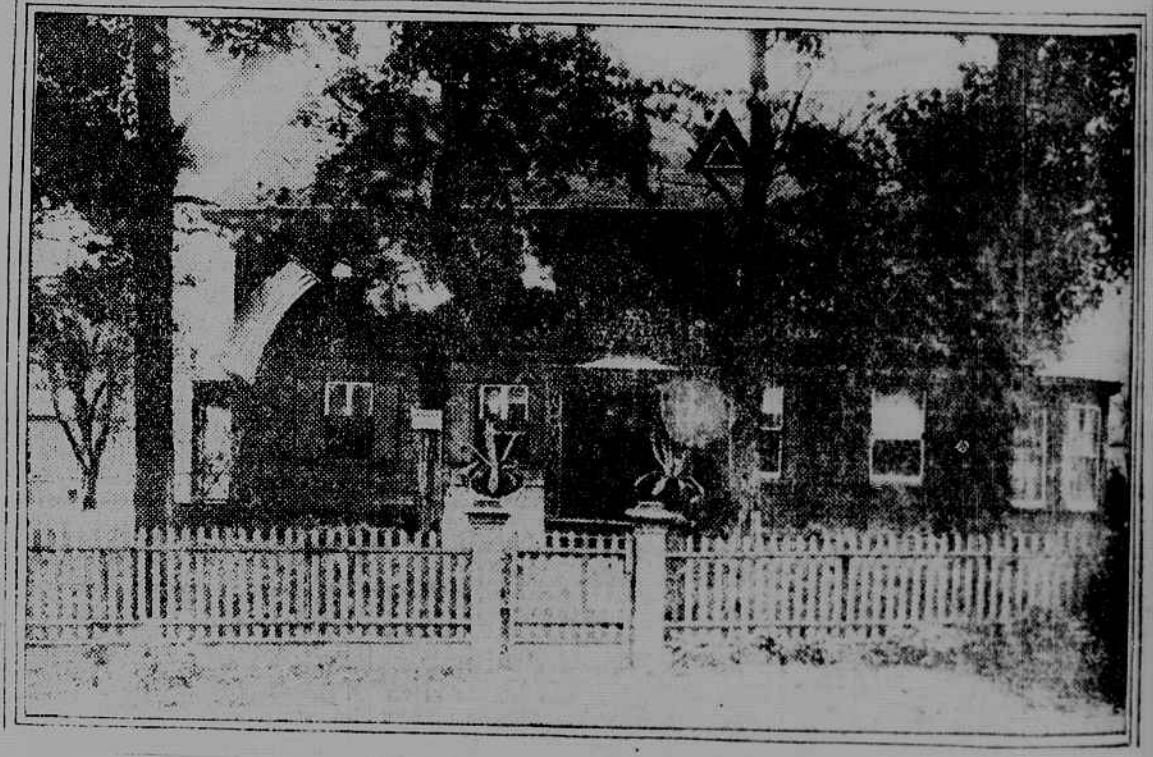
The sale of the church property was equivalent to the removal of a great barrier in the development of Wall Street. Business entered the space occupied by the church. Ground of sales following the auction shows that the increase in the value of this land and neighboring parcels was surprisingly rapidly and large. For instance, the parcel at 3 Wall Street, bought by Elihu Townsend from the church trustees for \$17,000, was sold the following year for \$37,500, Amos Eno sold his

**State Ready to Start Reconstruction Program**

**\$5,000,000 Appropriated Last Winter for New Structures: Contracts To Be Awarded**

It is understood that the state government is about to award a number of contracts for new construction at various state institutions. An appropriation of \$5,000,000 was voted last week by the Legislature for reconstruction purposes as a means of giving employment to unemployed labor, chiefly returning service men, and to expedite the reconstruction of general construction. The State Reconstruction commission has asked Albany that the program prepared to help conditions be put into operation as rapidly as possible, not only for the moral effect it will have, but as an actual help. It is in response to this urging that the contracts are soon to be awarded for new buildings at charitable institutions.

## Rapelye Homestead, on Astoria Shore Front, Relic of 1816, Is To Be Sold at Auction



The old Rapelye homestead in Astoria, so out of place with its surroundings, that it never fails to be interesting, is to be sold. The old house has outlived the district and the executors have decided to liquidate the holdings of the Rapelye family in the section—real estate which has been held for more than a century. The property is to be sold at auction on August 9 at Masonic Hall, Grand Street and Van Alst Avenue, Astoria, by Henry Johnson.

The Rapelye homestead was built in 1816—a time when Astoria was the summering place for many New York merchants. The river frontage was built with homes such as the Rapelye house and the attractiveness of the settlement led Washington Irving to describe it in one of his books. All but the Rapelye house have disappeared. Factory buildings now occupy the sites of lawns and homes which formerly bordered on the Rapelye place.

In the last ten years the commercial development of Queens has been wonderful. This has been particularly true of the shore front of Astoria, where the Rapelye property is located. In addition to the homestead the sale will affect a number of parcels in the vicinity, including about fifteen small dwellings near the Bryant High School and the Astor Public Library. There are about 115 building sites included in the sale. The homestead faces the East River and extends back to Main Street and the Astoria Boulevard.

**To Push Work on Federal Reserve Bank Building**

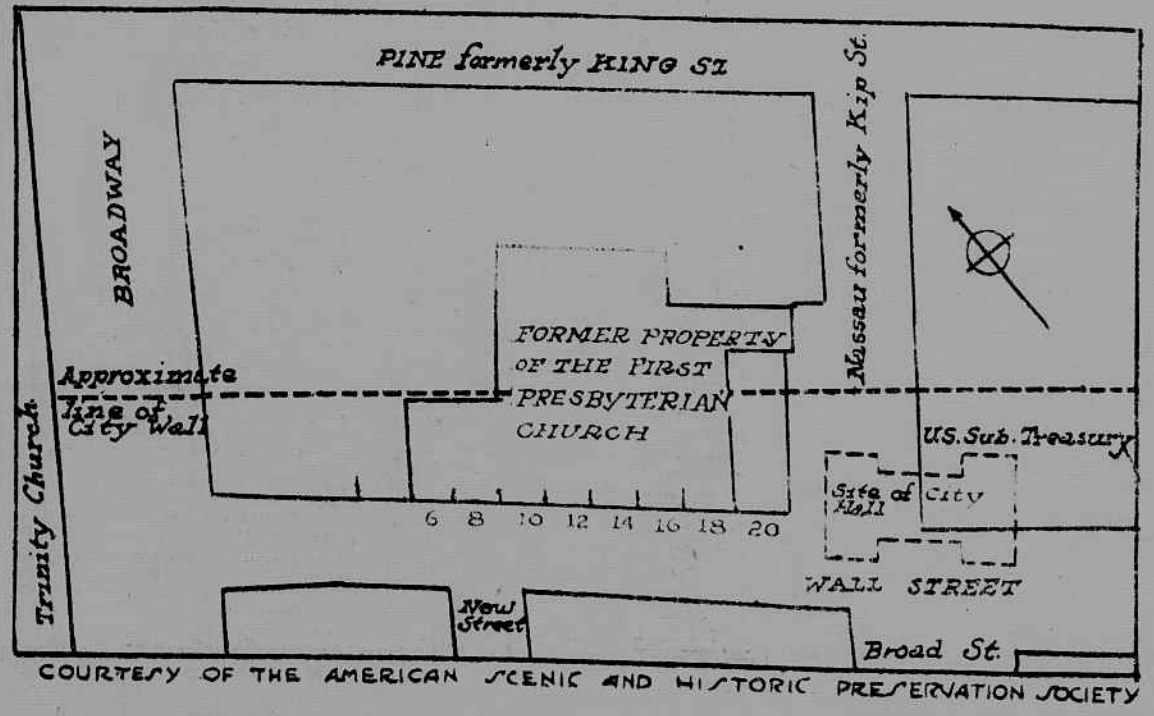
**Directors Decide to Select Architect Through Limited Competition**

In order to expedite the erection of its new building, the Federal Reserve Bank directors have decided to conduct a limited competition among six architectural firms. The structure is to be built on the block bounded by Nassau, Liberty and William streets and Maiden Lane, purchased in the summer of 1918 with the exception of a small building at the extreme eastern end, which is held at a prohibitive price. The directors came to the conclusion that this small portion of the block was not essential for the proposed building.

The directors have set October 9 for the competitive plans to be submitted. The firms invited to enter the competition are Carrere & Hastings, Delano & Aldrich, Cass Gilbert, McKim, Mead & White, Trembit & Livingston and York & Sawyer.

The directors a year ago retained Alexander R. Troostbridge, of the firm of Trembit & Ackerly, as consulting architect for both the preparation of the preliminary studies and the construction of the building. The directors are anxious that construction work begin as early as possible, in order that it may bring together under

## Geography of Wall Street Block 200 Years Ago When It Was the Divide Between Town and Country



COURTESY OF THE AMERICAN SCENIC AND HISTORIC PRESERVATION SOCIETY